

**LRP2013-00011 – PLAZA CENTRAL
EXHIBIT B**

Relevant General Plan Goals

FRAMEWORK FOR PLANNING

General Goals of the Land Use Element

Environment

- Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.

Distribution of Land Uses

- Encourage an urban environment that is an orderly arrangement of buildings, structures and open space appropriate to the size and scale of development for each community.

Phasing of Urban Development

- Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.
- Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development.

Commercial and Industrial Land Uses

- Designate a pattern of strategically located commercial and/or industrial areas compatible with overall land use that is convenient to patrons, realistically related to market demand and the needs of the community, and near areas designated for residential use.

Strategic Growth Principles and Policies

Strengthen and direct development toward existing and strategically planned communities:

- Create complete communities with appropriate areas for housing, commerce, civic uses, schools, and open spaces.
- Create active and vital urban and village environments that are attractive, compact, and orderly arrangements for structures and open space, appropriate to the size and scale of each community.

Foster distinctive, attractive communities with a strong sense of place.

- Enhance the commercial identity and viability of downtowns.

Create walkable neighborhoods and towns.

- Plan communities with schools, parks, public spaces, transit stops, and commercial districts located as focal points within convenient walking distances of neighborhoods.

Create a range of housing opportunities and choices.

- Plan for most new housing to be within urban or village areas and close to jobs while protecting residential areas from incompatible uses.
- Provide quality housing choices that are affordable to people with a variety of income levels.

- Provide a range of housing types within each neighborhood, and avoid creating adverse concentrations of affordable units.

Encourage mixed land uses.

- Integrate residential units designed for affordability with non-residential uses in order to bring workplaces, commercial developments, and homes closer together for workers, senior citizens, and others.
- Integrate complementary uses within commercial sites, in order to build effective mixed-use neighborhoods.

Take advantage of compact building design.

- Develop compact neighborhoods that contain residential uses that are affordable-by-design and efficient in land and energy consumption.
- Include public and private amenities with new development to enhance the livability of compact neighborhoods.

OCEANO SPECIFIC PLAN

Community Plan Goals

- *Community character.* A clean, safe, and livable community with a small town character that maintains both its agricultural economy, natural resources, and coastal flavor, as well as promoting unity in a diverse community.
- *Community design.* Improved buildings, public spaces, pedestrian walkways, safe bikeways, and more natural areas, parks, and high quality landscaping.
- *Public facilities and services.* A community with good streets, adequate drainage, excellent public services, and amenities.
- *Economic advances.* Downtown being developed to create a true village with expanded commercial and residential uses.

ECONOMIC ELEMENT

Promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the County.

- Maintain and enhance quality of life for County residents by pursuing economic development activities.

Provide strategically located opportunities for economic development.

- Foster development that is compact and in reasonable proximity to necessary infrastructure and existing development.
- Encourage economic development that will provide employment opportunities.

Provide support for economic development in San Luis Obispo County.

- Provide housing opportunities for worker households of all income groups.

- Continue working toward improved predictability and competitiveness by simplifying and streamlining land use procedures and considering provision of incentives for development to locate where encouraged by general plan policies.

HOUSING ELEMENT

- Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.
- Designate land for housing near locations of employment, shopping, schools, parks, and transportation systems.
- Identify and eliminate or reduce regulatory barriers to development of housing affordable to households of all income levels.
- Review proposed housing developments to provide safe and attractive neighborhoods through high quality architecture, site planning, and site amenities.
- Encourage the use of strategic growth principles in development that create a range of housing choices, mix land uses, preserve open space, and focus development in urban areas.
- Work with developers to encourage development of housing for local workers to meet the needs of the workforce and their families.